

CARLISLE PLANNING BOARD

MINUTES

JANUARY 6, 1992

Present:

Phyllis W. Hughes, Chairman
Vivian F. Chaput
George B. Foote
Jill A. Natola
Scott T. Evans
Kenneth H. Ernstoff
Paula M. Trebino
Elaine H. Olden,
Planner Assistant

Meeting called to order at 8:02 p.m.

Modification of Special Permit for Ice Pond Conservation Cluster

At 8:02 p.m., Chairman Hughes called to order the public hearing on the application of Charles Boiteau to modify a Conservation Cluster Special Permit granted by the Board on October 25, 1989, by deleting condition 1(c) and inserting in its place a new condition requiring the applicant to convey the open space shown on the plan containing 7.0505 acres to the Town of Carlisle pursuant to Section 5.5.2.7.1 of the Zoning Bylaws, for premises off East Street known as Ice Pond Road Subdivision. The applicant was represented by Attorney Stephen Nelson. Attorney Nelson recapitulated the history of this Special Permit and stated the zoning bylaw requirement that the open space must be "conveyed and accepted by Town Meeting." Attorney Nelson also requested a waiver of all of the fees associated with the application, including the application fee. When Planning Board members explained that the application fee had been submitted to the Town Treasurer and was not recoverable, he withdrew his request for waiver of the application fee and acknowledged the Board's earlier action regarding an earlier request for waiver of the review fee.

On motion by Mr. Foote seconded by Ms. Trebino, Mr. Foote, Mr. Trebino, Ms. Hughes, Ms. Chaput, Ms. Natola, and Mr. Evans voted to grant the request for modification, on the basis that the modification meets the criteria for granting the Special Permit as satisfactorily as did the deleted condition. Mr. Ernstoff abstained.

Minutes

On motion by Mr. Evans seconded by Mr. Ernstoff, the members voted unanimously to accept the minutes of the December 2, 1991, meeting as presented.

Bills

The members authorized payment of bills as presented.

Extension of approval for Ice Pond Road Definitive Plan

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Upon the Planner Assistant's explanation that both the Board's engineer and the applicant's engineer are still working on the plan for fire protection for the Ice Pond Road Definitive Plan, on motion by Ms. Trebino seconded by Mr. Evans, the members voted unanimously to extend the approval until February 15, 1992.

Fire Protection at Crestview

Upon the Planner Assistant's report that (1) the gate in the fence around the fire pond at Crestview (Lane's End) and (2) an easement has never been granted to the Town for access to the fire protection facility in this subdivision, the members instructed Mrs. Olden to write to Mr. Cutter pointing out that it is in both his interest and the Town's for the gate to be repaired and inquiring about his interest in granting an easement to the Town to maintain the fire pond.

Request for extension of approval for West Meadow

After reviewing the file for a definitive plan entitled "West Meadow Definitive Plan For: Robert Koning" dated January 21, 1988, Rev. May 12, 1988, by Stamski and McNary, Inc., and the request of the applicant, Robert Koning, for extension of time to complete the subdivision, the members instructed the Planner Assistant to write to Mr. Koning that the Board is unable to act upon the request without evidence that recording was done in accordance with the Board's vote on September 10, 1990.

Memo to Selectmen concerning services from Kopelman & Paige, P.C.

The members instructed the Planner Assistant to write to the Selectmen detailing the Board's interaction with Kopelman & Paige, P.C., since its meeting in July with representatives from the firm.

Planning Policy concerning Common Driveways

Mr. Foote suggested that the Board establish a policy regarding the development of lots by means of a common driveway when lots are not easily accessed over their frontage. After lengthy discussion, the members instructed the Planner Assistant to prepare a report outlining the relation of the relevant statutes and court decisions together with an appendix containing those statutes and decision.

Meeting adjourned at 10:30 p.m.

Respectfully submitted,

Elaine H. Olden
Planner Assistant